JOINT CENTERVILLE CITY COUNCIL & PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL AND PLANNING COMMISSION WILL HOLD A JOINT MEETING AT 5:30 PM ON WEDNESDAY, SEPTEMBER 13, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL ROOM, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

5:30 PM **A. ROLL CALL**

B. BUSINESS

1. Joint City Council/Planning Commission work session to discuss the South Main Street Corridor Plan

C. ADJOURNMENT

CENTERVILLE
CITY COUNCIL
Staff Backup Report
9/13/2017

Item No. 1.

Short Title: Joint City Council/Planning Commission work session to discuss the South Main Street Corridor Plan

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

MAIN STREET STATUS

WHERE ARE WE NOW!

ORIGINAL Mater Study Goals (2007)

- ***Coordinated Streetscape*** – furniture, signs, benches, lamps, planters, etc.
- ***Building Heights*** – 2 to 3 stories to frame street, and reduce setbacks
- ***Increase Mobility*** - Transit Mode & Stops, Pedestrian, and Bikes
- ***Street Design*** – Reduce Curb Cuts, Provide On-street Parking, Build Pedestrian Amenities
- ***Land Uses*** – Add Mixed-Use Allowances (commercial & residential)
- ***District Implementation*** – Allow design to adapt to differing areas

Mains Street Plan Amendments

- ***2008*** – SMSC Plan was Adopted & SMSC Zoning Over-lay was Implemented
- ***2010*** – Eliminated "rail or mass transit" terms, renamed City Center District, "pedestrian-oriented" renamed "traditional neighborhood," reduced building heights to 35 feet, TOD changed to TND w/ heights reduced to 3-stories, and "Substantial Alteration" definition was modified.
- ***2014*** – SMSC Zone amended for corner lots applying street design only to Main Street Frontages & created consistent buffer measurements
- ***2015*** – SMSC Zone amended definition of "mixed-use," east side building height and density reduced to 3 permitted & 6 CUP, and any lot allowed at least 2 dwellings
- **2016 -** Limited Adoption of a Public Space Plan
- ***Date Unverified*** – Parrish Gateway allowed "climate controlled storage" in a limited fashion
- ***Date Unverified*** – Pages Gateway Mixed-Use Option was eliminated in it's entirety

What Has Happened Since 2007 *(past 10 years)*

- ***Pages Lane Gas Station*** – Redeveloped using older provisions and *NOT* in compliance w/ Main Street Plan
- ***Deseret Industries*** – Undergone major renovations w/ proposed expansion *NOT* meeting Main Street Plan
- ***Dick's Market*** – Closed in Pages Lane & Redeveloped at Parrish Lane *NOT* meeting Main Street Plan
- ***Matt's Place*** – Only development thus far *COMPLYING* with the Main Street Design
- ***O'Brien Glass Site*** – Redevelopment proposals using some Main Street concepts *WERE REJECTED*
- ***Fire Department*** – Current Site to be vacated & New Main Street Site to be developed *NOT DESIRING* to meet Main Street provisions
- ***Pages Lane Commercial Area*** – Eastern ½ may redevelop residentially over time *DIFFERENT* than the Main Street provisions.

Planning Staff Conclusions

- Redevelopment using original plan's concepts remained a remote possibility
- Amendments since have further disadvantaged that remote possibility
- The Market & Use Patterns for the north & south ends inhibit any gateway concepts
- Community support right now is low and even probably intolerant in the City Center & Traditional Districts
- Redevelopment of most existing properties are repressed (e.g. fire station)
- Current SMSC Plan concepts are too far into any future to guide any shorter-term redevelopment effectively

Planning Staff Suggestions

- Rescind the SMSC Plan and SMSC Overlay Zoning Regulations
- Allow wanted reuse or redevelopment while preparing a new plan, OR
- Adopt a TZRO to prohibit any redevelopment while replacement plan is being prepared
- Replacement Plan should treat Main Street as a community corridor street & not Centerville's Main Street – which "never became a strong focal point" (*see GP12.430.2.2*)
- Prepare and adopt "performance" standards to replace the form-based codes – akin to the Parrish Lane Gateway Design Standards, or the Shorelands Commerce Park (*see CZC 12.63 or CZC 12.68*)

Overall Process Strategy

- Prepare and publish required "Notice of Intent" to consider rescinding and replacing the SMSC Plan of the City's General Plan
- Couple with the GP Notice with a Zone Text Amendment to consider rescinding and replacing the SMSC Zoning Overlay District provisions
- Planning Commission to host a hearing to consider rescinding the both the Plan and the Overlay Zone and make their recommendations (***for or against***) to the City Council
- The City Council then hosts a hearing to consider rescinding both the Plan and Overlay District
- If these items are kept then the process ends. If the items are to be rescinded, then the City Council decides the following:
  - ***Hold off rescinding until a replacement plan & zoning is provided by Staff and the Commission***
  - ***Rescind the items and put in place a TZRO (6 months maximum) while the replacement plan & zoning is being provided by Staff and the Commission***
  - ***Rescind the items and direct Staff and Commission to provide a replacement plan ASAP***